IN RE: PETITION FOR ZONING VARIANCE 5/S of Center Place, 25 E of (103 Center Place) 12th Election District

* BEFORE THE

the c/l of Willow Spring Road * DEPUTY ZONING COMMISSIONER * OF EALTIMORE COUNTY 7th Councilmanic District

* Case No. 89-515-A Heritage Court Ltd. Part. Pet It.ioners * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Patitioners harein request a variance to permit 52 parking epaces in lieu of the minimum required 68 spaces for a proposed three story apartment building, in accordance with Petitioner's Exhibit 1.

The Petitioners, by Julian Colgin, 1: lect Manager for Shelton Development Corporation, General Fartner, appeared, testified and was represented by Nita L. Schurtz, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 103 Center Place, consists of 5.57 acres split zoned B.L.-C.C.C., and is the proposed location for a three story apartment building consisting of 101 residential units for senior citizens on fixed incomes. All residents will be required to be 60 years of age and have an income which does not exceed 60% of the median income for the Baltimore region. Currently, the income to, one individual is approximately \$15,000, and for two individuals, approximately \$18,000. This housing project is receiving assistance from Federal, State and Baltimore County agencies.

Petitioners contend strict compliance with the parking requirements under the zoning regulations is threasonable in light of the actual parking needs of the residents in this instance. Testimony presented by Petitioners indicated that due to the limited income and location of the proposed project, which is in the center of Dundalk across from the shop-

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section -- 409.6.A. +. To permit 52 parking spaces

in-lieu-of-the-minimum-68.-----

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for

Property is to be posted and advertised as prescribed by Zoning Regulations.

Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of

Legal Owner(s):

City and State

Name 218 N. Charles St.

1989, that the subject matter of this petition be advertised, as

ORDEBED By The Zoning Commissioner of Baltimore County, this

____ day of ____

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

(Type or Print Name)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

following reasons: (indicate hardship or practical difficulty)

See Attached Exhibit A

Contract Purchaser:

Signature

City and State

Attorney for Petitioner

City and State

H: M.

(Type or Print Name)

Nita L. Schultz, Esquire

Attorney's Telephone No.: (301) 727-7702

Signature Gallagher, Evelius & Jones

16th

Tit & Schuett

218 North Charles Street

Baltimore, MD 21201

(Type or Print Name)

89-515-A

I/We do solemnly declare and affirm,

under the penalties of perjury, that I we are the legal owner(s) of the property

which is the subject of this Petition.

Heritage Court Limited Partnership II

Thistogic land forested Yest is subspect

Suite 500 962-0595

Baltimore, MD 21201

Name, address and phone number of legal owner, con-tract purchaser or representative to be contacted

Baltimore, MD 21201 962-0595

Julien Colvin or Barbara King

Mark K. Joseph, President
(Type of Print Name) SHELTER DEVELOPMENT CORP.

1000 A.F.

ping center, one-half block from tublic transportation, the likelihood of the required parking spaces being used in but great. Mr. Colbin testified that across the street there is presently a 165 grat fertion 8 howsing facility with a parking ratio of one space for every two units, similar to that proposed by Fetitioners. Mr. Culpin further testified that the parking lot is not used to capacity and has ample vacancies. To support his testimony be indicated he has visited the site a minimum of twice a week for approximately a year to observe the parking situation.

An area variance may be granued where struct application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Solcy, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily Lurdensome;

 whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Discount to the conserversely protects of the property, and gradient court taken this felicities because abate reflection respects after as the companie populated the 22 to dramate to

Traballed. It is this Eller the legacy coming formula energies. continue county that Milk any of water left that the Estation for water sty. Variance to permit 50 parking spaces in sign of the minimum required. (6) spaced for a proposed three ofcry apartment building, in accordance with Petitioner's Exhibit 1, be and is hereby ChAMTED, subject, however, to the following restriction:

> 1) The Petitioner may apply for his building permit and the granted same upon receipt of this Order: however, letitioner is herery made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be a gained to return, and be responsible for returning, said property to its original cendition.

> > ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

EXHIBIT A

We are applying for a zoning variance changing our

1. Section 409.6A.1 of the Baltimore County Zoning Regulations permits the Zoning Commissioner to allow the provision of fewer parking spaces for an elderly housing

4. Mass transportation is readily available. The Number 10 bus has a direct line to downtown Baltimore. The bus stop is located one half block from the project on the corner of Center Place and Dundalk Avenue.

elderly housing facility, we anticipate few tenants owning cars.

6. Similar projects in the vicinity have a ratio of approximately two dwellings to one parking space and it is our understanding that this has been sufficient.

to provide fifty-two parking spaces instead of the required sixty-eight spaces.

8. Decreasing the required parking from sixty-eight spaces to fifty-two spaces will not create congestion in surrounding roads, streets or alleys; will not be detrimental to the health, safety, or general welfare of the locality; is not inconsistent with the property's zoning classification; nor is it inconsistent with the spirit and intent of the Zoning Regulations of Baltimore County.

2/27/89

DUNDALK PHYSICIAN'S

David Bacharack 691 Dunmor Way

John Eyert

General Practitioner

Dr. Richard Cross 6901 Dunmor Way

General Practitioner

Christopher Harvey Dr. Rawdon Rambo Dr. Nathan Skla Dr. Henry Startzman 40 South Dundalk Ave. Dr. Ataollah Golpira

General Practitioner General Practitioner

3029 Dundalk Avenue Dr. Savinder Julka

2900 Dunran Road

Dr. Nick Kahlerman 6901 Dumnor Way Dr. James Lawrence

6901 Dunmor Way Dr. J.M. Niehoff 6800 Mornington Road

Dr. B.C. Veneracion 3401 Dundalk Avenue

> Dundalk Medical Center (Satellite of Frances

DUNDALK DENTISTS

Paliance Castr.

(201) 88T-22T3

J. Robert Harres

Contract Contraction

Thing Commissioner

Chice of Pharme & Tome

Sita L. Schultz, Esquire Gallagher, Evelius and Jones

Baltimore, Maryland 21201

(103 Center Flace)

Case No. 83-515-A

Dear Ms. Schultz:

AMN:bjs

cc: People's Counsel

File

218 North Charles Street, Suite 400

RE: PETITION FOR ZONING VARIANCE

in accordance with the attached Order.

1.20 Beech

Enclosed please find a copy of the decision rendered in the

In the event any party finds the decision rendered is unfavor-

Very truly yours,

ANN M. NASTAROWICZ

for Baltimore County

A Misterionia

Deputy Zoning Commissioner

above-captioned matter. The Petition for Zoning Variance has been granted

able, any party may file an appeal to the County Board of Appeals within

thirty (30) days of the date of this Order. For further information on

filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

S/S Center Place, 25' E of the c/l of Willow Spring Frad

12th Election District - 7th Councilmanic District Heritage Court Limited Partnership II - Petitioners Lambia F. Lasting Sen.

Tourson, Mary and 222-4

5 Shipping Place John Cronin, D.D.S. 83 Shipping Place

Charles Cooperman, D.D.S.

Dennis Thome, D.D.S. One Kingship Road

Frank LeLucia, D.D.S. 40 South Dundalk Avenue

Harvey Landay, D.D.S. 78 Dundalk Avenue Irvin Littman, D.D.S.

6901 Dunmor Way Richard Morris, D.D.S. 13 Dunman Avenue

Donald Towson, D.D.S.

2907 Dundalk Avenue Dundalk Medical Center* Has Dentists Available

*Dundalk Medical Center is within 6 blocks of the site.

BANKS

First National Bank of Maryland 5 Center Place

Maryland National 19 Shipping Place

Provident 39 Shipping Place

Union Trust 17 Center Place

present requirement of one parking space for every 1.5 dwellings to one space for every two dwellings for the following reasons:

2. The Heritage Court project is an elderly housing facility funded in part by low interest rate loans from the State and Baltimore County. All 101 units are restricted to individuals who are 60 years of age or older or to couples where either the husband or wife is 60 years of age or older. Income limits of residents are restricted to 60% of the area median income as defined by the Community Development Administration of the State of Maryland. Rents are regulated and may not exceed 30% of the resident's income. Many elderly persons who are eligible for occupancy under the above criteria do not own cars, and, therefore, one parking space for every 1.5 dwelling units is not needed.

3. The project is located in the commercial district in downtown Dundalk. Shopping, banking and other amenities used by the elderly are within walking distance. Dundalk Medical Center (a satellite of Francis Scott Key Hospital) is within walking distance of the project. Please refer to the attached list of Physicians and Dentists that are located near the project.

5. Because the project is a low to moderate income

7. We have one hundred and one units and would like

NLS/3698x

Dermatology

Dr. John Conway 3401 Dunmor Way Ear, Nose and Throat

Sitpal Dang 40 South Dundalk Ave.

General Practitioner General Practitioner General Practitioner

General Practitioner

General Practitioner General Practitioner

General Practitioner

10-15 Physicians

General Practitioner

(Approx. 6 General Practitioner)

Augusta Savings & Loan 7 Center Place

03885

ENGINEERS ARCHITECTS PLANNERS 3ALTIMORE, MD 21207-2722

DESCRIPTION OF PARCELS 2 AND 3 AS SHOWN ON THE PLAT ENTITLED "SUBDIVISION OF THE GRAFF PROPERTY WILLOW SPRING ROAD & CENTER PLACE 12TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PARCEL NO. 2

BEGINNING FOR THE FIRST at a point located along the easterly right-of-way line of Willow Spring Road (60 feet, as widened), for the southwesternmost corner of Parcel No. 2 as shown on a plat entitled "Subdivision of the GRAFF PROPERTY", which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. No. 46, folio 88, thence running with and binding on the boundaries of said Parcel No. 2, as shown on said plat, the five following courses and distances, referring all bearings to the Baltimore County Metropolitan District Grid Meridian; along said easterly right-of-way line of Willow Spring Road,

- North 03°53'30" West 259.60 feet to . point, thence leaving Willow Spring Road and running along a site fillet,
- North 41°06'30" East 21.21 feet to a point along the southerly rightof-way line of Center Place (50 feet wide), thence along same,
- North 86°06'30" East 307.91 feet to a point, thence leaving Center Place and continuing,
- 4. South 03°53'30" East 263.18 feet to a point, thence,
- South 84°05'00" West 323.11 feet to the point of beginning . . . containing 86,714 square feet or 1.9907 acres of land, more or less.

The improvements thereon being known and designated as No. 103 Center Place or No. 2809 Willow Spring Road.

PARCEL NO. 3

BEGINGING FOR THE SECOND at a point along the easterly right-of-way line of Willow Spring Road (60 feet, as widened), for the southwestern corner of Parcel No. 3 as shown on a plat entitled "Subdivision of the GRAFF PROPERTY", which plat is recorded among the Land Records of Baltimore County, Maryland, in Plat Book E.H.K., Jr. No. 46, folio 88, thence running with and binding on the boundaries of said Parcel No. 3, as shown on said plat, the fourteen following courses and distances, referring all bearings to the Baltimore County Metropolitan District Grid Meridian; along said easterly right-of-way line of Willow Spring Road,

- 1. North 03°53'30" West 179.20 feet, thence leaving Willow Spring Road and running along the southerly side of a 20 feet wide public alley,
- 2. North 85°11'40" East 391.60 feet, and,

STV ENGINEERS, Architects Engineers Planners Interior Designers. Professional Member Firms. STV/Michael Lynn & Associates STV/Lyon Associates STV/Management Consultants STV/H D. Nottingham STV/Sanders & Thomas, STV/Seelye Stevenson Value & Knecht

STV/LYON SOCIATES

DESCRIPTION OF PARCELS 2 AND 3 Page 2

- 3. North 85°13'30" East 0.43 feet, thence leaving said alley, and con-
- 5. North 84°00'00" East 115.89 feet to a point, thence,
- 6. South 20°22'00" East 151.42 feet, thence,
- 7. South 69°38'00" West 37.00 feet, thence.
- of an alley (23.60 feet, as widened).
- three following courses and distances,
- 10. South 69°38'00" West 35.10 feet, thence by a curve to the right
- 11. A radius of 500.00 feet, an arc length of 143.77 feet, said curve being subtended by a chord bearing South 77°52'15" West 143.28 feet to a point of tangency, thence,
- 12. South 86°06'30" West 129.16 feet, thence leaving Center Place and continuing,
- 13. North 03°53'30" West 150.00 feet, thence,
- 14. South 86°06'30" West 230.00 feet to the point of beginning . . . containing 131,620.5 square feet or 3.0216 acres of land, more or less.

BEING those same two parcels of land as described in a conveyance from 213, etc.

SUBJECT to all terms, conditions, easements, setbacks, etc. as indicated on a plat entitled "Subdivision of the GRAFF PROPERTY", as recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. No. 46, folio 88.

4. South 06°19'20" East 63.37 feet, thence.

- 8. South 84°00'00" West 9.90 feet, thence along the southwesterly side
- 9. South 20°22'00" East 93.71 feet to a point along the northerly rightof-way line of Center Place (50 feet wide), thence along same, the

- The improvements thereon being known and designated as No. 102 Center

Juanita D. Graff, unto Juanita D. Graff, Richard E. Graff and Nancy J. Loeffler, by a deed dated September 3, 1986 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. No. 7323, folio

🚧 October 12, 1988 Md. Reg. Property Line Surveyor No. 244 🐍

Baltimore County Zoning Commissioner Towson, Maryland 21204 494-3353

Date: 6/9/89

Dennis F. Rasmussen County Executive

Heritage Court Limited Partnership c/o Shelter Development Corporation 21B N. Charles Street. Suite 500 Baltimore, Maryland 21201

ATTN: BARBARA KING

Baltimore County

J. Robert Haines Zoning Commissioner

494-3353

Zoning Commissioner

Office of Planning & Zoning

Towson, Maryland 21204

he: Petition for Zoning Variance CASE NUMBER: 89-515-A S/S of Center Place, 25 ft. E of c/l of Willow Spring Road 12th Election District - 7th Councilmanic Petitioner(s): Heritage Court Limited Partnership HEARING SCHEDULED: FRIDAY, JUNE 16, 1989 at 9:30 a.m.

Gentlemen: Please be advised that *88.93 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before vour hearing is scheduled to begin.

nd post set(s), there BALTIMORE COUNTY, MARYLAND or each set not OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

The Boundaries of the VALIDATION OR SIGNATURE OF CASHIER Office of Planning & Zoning

J. Robert Haines

NOTICE OF HEARING

May 12, 1989



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111

Petition for Zoning Variance CASE NUMBER: 89-515-A 5/5 of Center Place, 25 ft. E of c/l of Willow Spring Road

W. Chesapeake Avenue in Towson, Maryland as follows:

12th Election District - 7th Councilmanic Petitioner(s): Heritage Court Limited Partnership HEARING SCHEDULED: FRIDAY, JUNE 16, 1989 at 9:30 a.m.

Variance: To permit 52 parking spaces in lieu of the minimum 68.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

Polit frince J. ROBERT HAINES Zoning Commissioner of

Baltimore County cc: Heritage Court Limited Partnership Nita L. Schultz, Esq. Barbara King

CERTIFICATE OF POSTING ZONING DEPARTMENT OF SALTIMOLE COUNTY

Towner, Maryland

Dutnet. 147117164 ir - > . Total Chart cimiled for Totarsons Location of property 5/3 Secretar Aldrew 75 E/W. 14 Secretar Location of Signer France Interior Little Signer Per Comio- Bleer com 16 Er. renducifor pre puly filetioner Posted by Marie 19 19 Date of return: 5/26/15

4 N. Center Place

CERTIFICA' ---- OF PUBLICATION

Baltimore County Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204 NOTICE OF HEARING The Zoning Commissioner of Balti-more County, by authority of the Zon-

Anmber of Signs:

ing Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows: Petition for Zoning Variance
CASE NUMBER 29 515 A S/S of Center Place, 75 ft. E of Willow Spring Road 12th Election District
7th Councilmanic District
Petitioner(s): Heritage
Court Limited Partnership HEARING SCHEDULED: FRIDAY, JUNE 16, 1989 at 9:30 a.m. Variance: To permit 52 parking spaces in lieu of the minimum 68. In the event that this Petition is granted, a building permit may be is-sued within the thirty (30) day appeal period. The Zowing Commissioner will, however, entertain any request for a

stay of the issuance of said permit

during this period for good cause

shown. Such request must be in writing and received in this office by the

date of the hearing set above or pre-

Coning Commissioner of

sented at the hearing.

P. O. Box 8936 May 25, Dundalk, Md. 21222 THIS IS TO CERTIFY, that the annexed advertisement of

Dundalk Eagle

Robert Haines in the matter of Zoning Hrgs. Case 189-515-A - P.O. #12549 - Req. #M30902 - 73 lines @ 36was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week ENECOSSINEXWEEKS before the

1989; that is to say, the same was inserted in the issues of May 25, 1989

Kimbel Publication, Inc.

per Publisher.

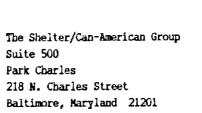
1-515:15

Dennis F. Rasmussen

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

Zoning Commissioner

Date: May 10, 1989



218 N. Charles Street Baltimore, Maryland 21201 ATTN: MS. BARBARA KING

Request for Expedicated Hearing

Item #413

This office is in receipt of your request for an early hearing with reference to the above captioned

Please be advised that Zoning Regulations require that all cases must be placed on the hearing docket no later than 90 days after the date of filing. Further, the number of petitions filed this year has increased by 33% from the previous year.

We have no choice but to comply with regulations and must inform you, that although consideration of your request is merited, we can only aim to schedule your hearing on the first available date after we have met regulation requirements.

Bearing the above in mind, this office will endeavor to give you the earliest possible date.

Very truly yours, Milupins G. G. Stephens Docket Clerk

CERTIFICATE OF PUBLICATION

MUTICE OF HEADING The Zerong Communities of Reference County by authority of the Zerong Act and Regulatory of the Zerong Act and Regulatory of the Zerong Act and Regulatory of Reference County on the property standard teams in Research 100 of the County China Building to county China Building to county China Building to come in Toward Maryland 21204 as tokung Poston Xv Zerong Versance Case number 166 515 A 5 5 of County Place 517 A Earthan Digeral 17th Election District Th Councilments Permonents)
Hentege Court Limited
Permurang

Ane 16, 1969 at 9 30 a m

Verience: to permit 52 pertung apaces in less of the minimum 68 in the event that this Perton is gramed, a building permit may be sessed within the thirty (30) day appeal period. The Zoning Commissioner will, however, ensentain any request for a stay of the insulance of said permit during this peniod for good cause shown Such request must be in writing and received in this office by the date of the hearons said above.

date of the hearing and above or presented at the hearing.

Zoning Commissioner of Barbmora County 5:353 May 25.

J ROBERT HAINES

1902 July 2000 THIS IS TO CERTIFY, that the amended accomment was published in THE JEFFERSONIAN, a weekly newspaper published. in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 1922 1924

TOWSON, MID.

THE JEFFERSONIAN,

5. Zike alim

49 M35461 52 87-515-4 Puc 337 43

PC12556

THE RESIDENCE OF THE PROPERTY OF THE PROPERTY

lter Development THE SHELTER/

Suite 500 Park Charle 218 N. Charles Street Baltimore, Maryland 2120 - 3pp ye2arsasi

March 30, 1989

Mr. J. Robert Haines Zoning Commissioner Department of Zoning 111 W. Chesapeake Ave. Towson, Maryland 21204

RE: Heritage Court Petition for Zoning Variance Item #413

Dear Mr. Haines:

I filed a petition for a zoning variance today (item #413) requesting that we be allowed to delete sixteen parking spaces from our affordable, elderly housing project in Dundalk, Maryland. At the time I filed, I was told that the hearing would probably not occur for approximatley three months.

I am writing to request that we be allowed to go before the Commission before June, if possible. Our contractor, Thomas P. Harkins, Inc., plans to begin paving in early June and therefore, we need the decision before they begin preparation and paving of this area.

I appreciate your consideration in this matter.

Sincerely,

Barbara King Construction Coordinator

04285

cc: Julien Colvin Bob Curtis Pete Kennedy Nita Schultz

39-515-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of April , 19 34

Petitioner <u>Moritage Court Ltd</u> Received by: Petitioner's Attorney Nita L. Schultz

James E. Dyer Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.

000

MEMBERS

Ei ginnering

Zoning Administration

ludustrial.

Barray of

Nita L. Schultz, Esquire Gallagher, Evelius & Jones 218 North Charles Street, Suite 400 Baltimore, MD 21201

> RE: Item No. 413, Case No. 89-515-A Petitioner: Heritage Court Ltd Prtnshp Petition for Zoning Variance

May 31, 1989

Dear Ms. Schultz:

pepartment of Traffic Engineering The Zoning Plans Advisory Committee has reviewed the plans State Roads Commissio submitted with the above referenced petition. The following comments are not intended to in ate the appropriateness of Bureau of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development Health Department plans that may have a bearing on this case. Director of Project Planning Planning may file a written report with the Zoning Commissioner Building Department with recommendations as to the suitability of the requested Board of Education

> Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

> > Very truly yours,

June 8 A Eggs/ for JAMES E. DYER

Zoning Plans Advisory Committee JED:jw

Enclosures

cc: Mr. Julien Colvin 218 N. Charles Stree Baltimore, MD 1201

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

April 21, 1989



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, MD 21204

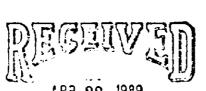
Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 399, 400, 401, 402, 403, 404, 405, 406, 408, 409, 410, 411, 412 and

Very truly yours,

Michael S. Flanigan Traffic Engineer Assoc. II

MSF/lab



ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 23, 1989 FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for April 11, 1989

The Developers Engineering Division has reviewed the zoning items for the subject meeting and we have no comments for Items 399, 400, 401, 402, 403, 404, 406, 408, 409, 410, 412, 413, 414, and 416.

Comments are attached for Items 405 and 411.

Developers Engineering Division

Encls.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines Zoning Commissioner DAIE: June 16, 1989

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-515-A Item No. 413

Re: Heritage Court Limi. d Partnership II

The Petitioner requests a variance to allow 52 parking spaces in lieu of the required 68 spaces. In reference to this request, staff offers the following comments:

The project was given CRG approval on September 1, 1988 (File No. XII-93). Comments from this office with regard to the CRG are attached. The approved zoning plan should conform to the approved CRG plan and the final landscape plan.

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FALTY E COUNTY DEPARTMENT OF ENGINEER STALL Luning Corrissionet Office of Flanning and Zening County Office Euilding Towson, Maryland 21204 County Standards must be drilled. logical and chemical water samples.

Froperty Curer: Heritage Court Limited Partnership II. Location: 56 Corte Il, 30 E et contechne et Miller Spring Res Districti 12 Water Supply: netro Sewage Disposal: netro () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Corrunity Services, for final review and approval. (Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins. () A permit to construct from the Eureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more. () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete inns and specifications of the building, food service area and type of equipment to be used for the field service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315. () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment. () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 837-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775. () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandorment, owner must contact the Division of Waste Management at 887-3745. () Soil percolation tests, have been ____, must be ____, conducted. and Sewer to determine whether additional tests are required. () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications. () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacterio-() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

1. 1. 2. 2. 1. 1. 1. A. M. Barraman Tax Maria 1214 W 141 1700 A .. H L. . . . J. Robert Haithe Zenit p Comissioner Office of Flanding and Toming Baltimore County Office Building Towson, ND 21214 Re: Property Owner: Beritare Coat Indie: Potterson II Location: S'S of Conter Place, 20th Dat the centerline of William Fill.: Esti Item No.: Coming Adenda: 4 .. ** Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the corments below marked with an "X" are applicable and recurred to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____feet along an approved road in dance with Baltimore County Standards as published by the letarthere () 2. A second means of vehicle acress is required for the site. () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," edition prior to occupancy. () 6. Site plans are approved, as drawn. (X) 7. The Fire Prevention Bureau has no comments at this time. Special Inspection Division

SUBJECT: COUNTY REVIEW GROUP COMMENT FROM: OFFICE OF PLANNING AND ICHING XXXXXXXX PLON PROJECT NAME: HERITAGE COURT PROJECT NUMBER: XII-93 The proposed development comprises a three story apartment building to: the elderly of 101 units on Parcel 2 containing 3.37 gruss scree sched BL-CCC. Parcel 3 containing 2.33 gross acres proposes a particl lit for District Court use as well as parking for the development proposal and a possible future elderly neusing use. The Office of Planning and zoning has reviewed the recised DPG plan dated 8/25/88 and accompaning elevation drawings and has the following 1) Site amenities such as benches are desirable to be provided. 2) A copy of the lease agreement with the District Scort should be provided prior to building permit application. 3) Adjust note 16 to state 101 units divided by 2 = 51 parries 4) A final landscape plan is needed prior to issuance of any building permit.

